Town of Herndon

Fortnightly Neighborhood Urban Design Guidelines

Presented by

Cunningham + Quill Architects
Oculus

Final Draft Presented November 24, 1998

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Project Consultants

Cunningham + Quill Architects

2529 P Street, N.W. Washington, DC 20007 202.337.0090

Ralph Cunningham, AIA Lee Quill, AIA Scott Matties, RA **OCULUS**

1754 T Street, N.W. Washington, DC 20009 202.588.5454 703.356.4050

Don Hoover

TAI Realty Advisors

7621 Huntmaster Lane Suite 200 McLean, Virginia 22102 703.356.4050

Brian Trossen

November 24, 1998

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STATEMENT OF PURPOSE

The purpose of these guidelines is to promote high quality architectural and urban design within an urban context and to encourage a cohesive and attractive environment for the people who visit, live and work in this new urban neighborhood adjacent to the downtown core of Herndon. The purpose is not only to provide detailed architectural guidance, but to define elements which contribute to a successful urban environment: how the buildings and the streets relate to each other, to the neighborhood, to open areas, to the streetscape and automobile, and most importantly, to people.

Five goals have been identified as central to this purpose:

- To foster a sense of place, arrival and community.
- To orient buildings to the street.
- To create an attractive pedestrian environment.
- To encourage compatible development that relates positively to surrounding neighborhoods and the downtown core.
- To integrate Herndon Harbor House and the Herndon Senior Center with the downtown core of Herndon.

The guidelines are also intended to encourage property owners, architects and developers to consider the impact of each new building project on the neighborhood as a whole, to increase community support of these projects, and to strengthen the commitment among residents, business and property owners to creating a successful urban neighborhood.

REGULATORY ENVIRONMENT

Zoning

The site is currently zoned RTC-10, Residential, and Planned Development Mixed Use with a Generalized Development Plan (GDP) for which approval expired a number of years ago. In order to proceed with the proposed new development concept, the Town of Herndon Department of Community Development has suggested a Zoning Map Amendment be made in order to rezone the entire property to Planned Development Mixed Use (PD-MU) with a new Generalized Development Plan (GDP) and new proffers.

Comprehensive Plan

Additional overlays that apply to the development of the site include the Downtown Heritage Preservation District (Reference: "Herndon Heritage Preservation Handbook"), the Herndon Downtown Overlay, the Herndon 2010 Comprehensive Plan and specifically Articles 14 and 15A of the Zoning Ordinance-Planned Development Districts-Commercial and Industrial (PD districts).

Environmental

Several environmental policies and regulations will apply to the Fortnightly Neighborhood site.

The Town of Herndon lies within the watershed of the Chesapeake Bay. Article 50, Chesapeake Bay Preservation Area Overlay District, of the Town Zoning Ordinance implements protection of the Chesapeake Bay. The Fortnightly Neighborhood site lies within the Intensely Developed Area (IDA) of the Chesapeake Bay Preservation Area Overlay District. All development in an IDA shall be considered redevelopment and shall comply with the storm water management provisions for redevelopment in Zoning Ordinance Section 28-50-5(b)(3).

A section of the Fortnightly Neighborhood may fall within the Flood Plain District. These are areas that are subject to inundation by waters of a 100-year flood. Development in a flood plain district must conform to Article-48 of the Zoning Ordinance.

This development will also be subject to the Town of Herndon Erosion and Sediment Control Ordinance and <u>Article 28</u>, Urban Forestry and Landscaping, of the Zoning Ordinance.

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LOCATION

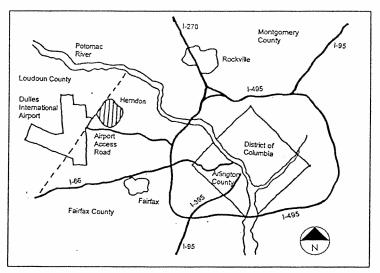


Figure 3: Regional Map

The Town of Herndon, Virginia is located in Fairfax County, near the boundary with Loudoun County. It is near Dulles International Airport, just north of the Airport access road, about 15 miles from the District of Columbia.



Figure 1: Herndon Town Green



Figure 2: W&OD Regional Trail

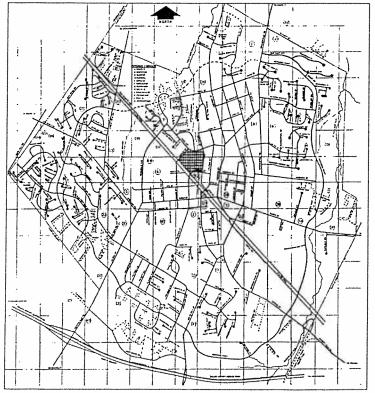


Figure 4: Town of Herndon Map (with site highlighted)

CONTEXT

A number of properties are being assembled immediately northwest of the downtown core to create the approximately eleven acre Fortnightly Neighborhood (FN). The entire site is within easy walking distance to the civic core and the downtown commercial district.

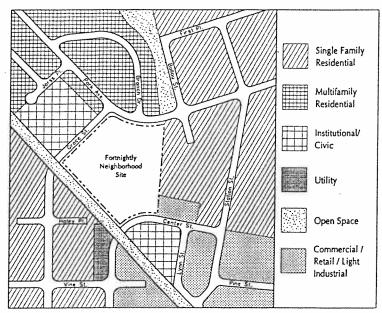


Figure 5: Land Use Map

The FN consists mostly of vacant, under-utilized and/or blighted properties. The variety of land uses adjacent to the site includes townhouse developments, single family residential, elderly housing, commercial and/or light industrial establishments, civic institutions and open recreational space. See Figure 5 above for graphic summary. Less than 40% of the FN lies within the current boundaries of the Downtown Heritage Preservation District.

The site is varied topographically with about 25 feet of fall from the high point along the W&OD Regional Trail to the low point near the intersection of Park Avenue and Ballou Street. Existing vegetation ranges from scrub grasses to mature trees. Spring Branch flows north naturally along the eastern edge of the site from a structured channel just north of Center Street.

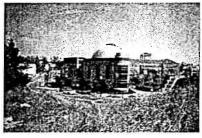


Figure 6: View From W&OD Regional Trail



Figure 7: View From Spring Branch



Figure 8: Adjacent Housing

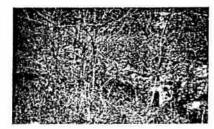


Figure 9: Natural Site Features

DEVELOPMENT PLAN DESIGN CRITERIA



Figure 10: W&OD Regional Trail



Figure 11: Streetscape Example

The site is adjacent to the downtown core of the Town of Herndon and is located in an area connecting the Herndon Harbor House and Herndon Senior Center to the Herndon Fortnightly Community Library and Herndon Municipal Center. This plan represents an opportunity to connect two important civic areas and to create an exciting new mixed-use development that can serve as an example and act as a stimulus for future downtown development.

Right-of-ways have been determined to allow circulation by automobiles, bicycles and pedestrians within the development and to create positive connections to surrounding neighborhoods. Views through the site will allow visual connections that will encourage street activity to flow from downtown to the senior center and back.

Higher density residential development has been proven in this region, in communities such as Alexandria, to breathe new life into established downtowns. Building types in such developments have been multifamily apartments and condominiums, urban townhouses, single-family townhouses, retail, office and hotel developments. The framework and locations for all of these building types have been provided in the Fortnightly Neighborhood.

Parking should be primarily on-street and (residential) garage, with some surface parking lots located at the interior of the blocks to prevent direct views from the main right-of-way. Pending review and approval by the town of Herndon, on-street parking provided along newly created public right-of-ways (as described in these guidelines) may be considered "on-site" and may be included in the aggregate parking required for the development.

The primary focus of the development plan is to provide a new "sense of place" for this area of Herndon. The streets and buildings described in these guidelines should be designed to be pedestrian friendly. Streets and sidewalks are to be constructed of materials such as brick, lined with trees and incorporate attractive lighting and street furnishings. Streets should be fronted by well-scaled buildings built of quality materials, with stoops, stairs and planting beds reaching out into the sidewalk. Some of these buildings may include retail shops at street level to further activate the environment.



Figure 12: Herndon Harbor House Phase 1 (under construction)

HERNDON HARBOR HOUSE PHASE I



Figure 13: View to Herndon Fortnightly Community Library

HERNDON FORTNIGHTLY COMMUNITY LIBRARY

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PROTOTYPICAL DEVELOPMENT PLAN

Type	Unit Description	Unit Size Range	Parking	Total Units
TH1	Townhouse w/ Garage	1,650 - 2,500 sf	4 / unit	51
UTH1	Urban Townhouse w/ Garage	1,200 - 2,100 sf	2 / unit	. 76
A1	4-5 Story Apartment, 12 -16 units	750 - 1,200 sf	1.5 - 2 / unit	24-32
A2	4-5 Story Apartment, 14-18 units	750 - 1,200 sf	1.5 - 2 / unit	28-36
A3	4-5 Story Apartment, 18-23 units	750 - 1,200 sf	1.5 - 2 / unit	54-64
RESD'L	TOTAL RESIDENTIAL DEVELOPMENT		497	233-259
			22-24 Units/ acre (10.6 acres	
			26-29 Units/acre (8.85 acres	
RETAIL (estimate)		3,000 - 4,500 sf	0	
INN or OFFICE (estimate)		14 Rooms / 23,000 sf	15	
ROW	Public Right-of-Way	76,240 sf	84 (on-street)	
PARK	Public Park	20,000 sf	0	
TOTALS			596	

Figure 14: Prototypical Development Plan Program

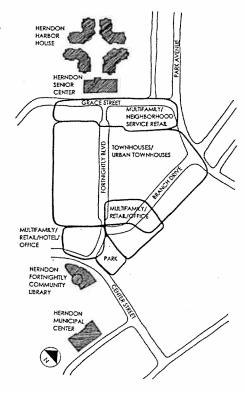


Figure 15: Proposed Land Use Map

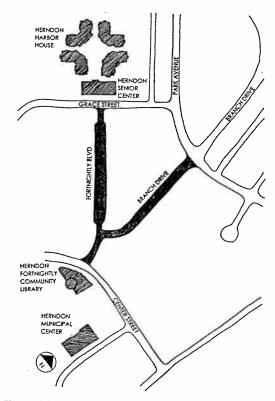


Figure 16: Proposed Transportation Map

PROTOTYPICAL DEVELOPMENT PLAN

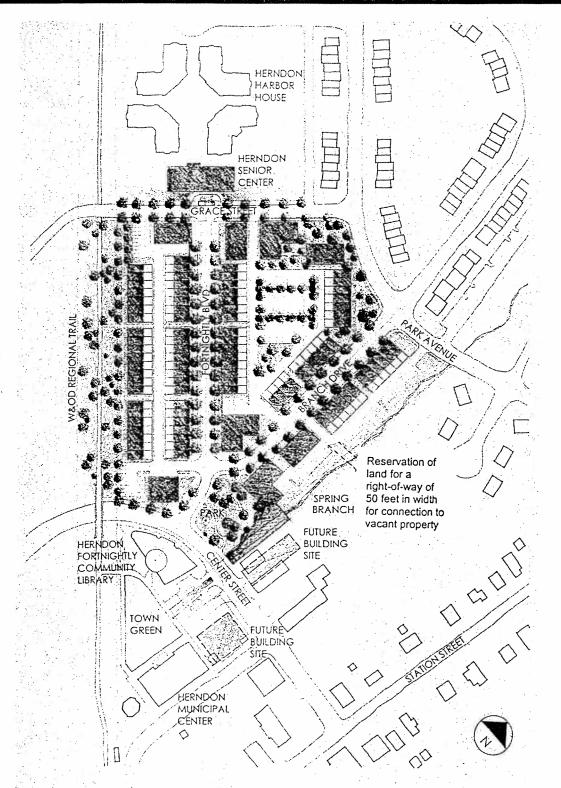


Figure 17: Prototypical Development Plan

Urban Design Standards and Guidelines

Fortnightly Neighborhood

Good street design creates a sense of place. Achieving this is a synthesis between the permanent nature of the built environment and the dynamic actions of people. Human activity is the essential ingredient and it is a primary function of the built environment to promote

STREET CHARACTERISTICS



Figure 18: Commercial Street Example



physical comfort and enhance the experience.

Figure 20: Mixed Use Street Example



Figure 19: Urban Residential Street Example

A well-designed street incorporates variety of expression within a consistent framework. Good streets are circulation and destination, allowing for peaceful cohabitation between the pedestrian and the car. Diverse yet complementary uses located along the street can promote varied activities and expressions that help create an environment that is visually and experientially interesting.

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Good urban streets often have consistent edges defined by buildings. These "street walls" are designed to enhance the perception of a completely enclosed unit or "outdoor room" in which activity can occur. Design of the street wall employs architectural qualities such as scale and proportion, rhythm, materials and textures, color and daylight to create a humanely scaled environment that engages the eye.



Figure 21: Street Vista Example



Figure 22: Consistent Street Wall Example

The physical characteristics of the walking path within reach of the pedestrian greatly influence the experience. Streets that are most memorable embrace contrasts such as the marking of beginnings and endings. "Events" within the course of the street are essential to promote a sense of place. Incorporating distinct places and special elements within the framework of the street encourages people to stroll leisurely and linger periodically, thus activating the environment.



Figure 23: Special Element Example

STREET WALL DEVELOPMENT GUIDELINES

Figure 24: Streetscape Example

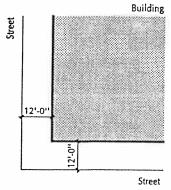


Figure 25: Corner Setbacks

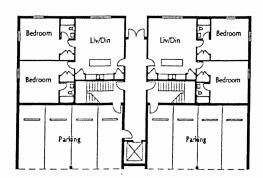
Multifamily Apartment and Condominium Buildings

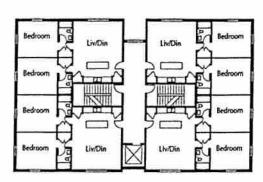
Mixed Use

Four five-story multifamily apartment condominium buildings are proposed as part of this plan. Subject to review and approval by the Town of Herndon, dwelling units must be a minimum of 750 square feet (SF) and may be as large as 1,200 sf. The potential locations of these building types along Grace Street and Center Street are shown in Figure There are two basic types of these buildings: mixed-use residential with retail on the ground floor and single use residential without retail. Retail space may be included in any building fronting on Grace Street or Center Street, and may be included in any of the multifamily buildings.

Frontage and Orientation

In order to create a coherent and consistent street wall, buildings along Fortnightly Boulevard should be oriented with the primary facade (front) parallel to the street and should be placed at the front property line (0'-0" setback) abutting the public right-of-way (a corner lot will be considered to have two fronts). Where multifamily apartment or condominium buildings abut townhouse and urban townhouse structures, a minimum side yard of approximately twenty-five feet should be provided to allow for light and air to the building, and to adjacent buildings.





Upper Floor

Figure 26: Potential Floor Plans

Ground Floor

Height, Massing and Setback

Subject to review and approval by the Town of Herndon, the cornice of the building facing the street may not exceed forty feet (four stories). Additional height and/or stories shall be set back from this point at a forty-five degree angle.

Variety in the architectural treatment of the building facade is encouraged to respond to adjacent townhouses that are part of this development. Setbacks in the facade of six to twelve inches at twenty to twentyfive foot intervals may help achieve massing similar to townhouses. Building massing that incorporates a tower or similar architectural feature at street corners is encouraged.

Buildings may be either flat-roofed or pitch-roofed. If pitch-roofed, roofs should be standing seam metal, with a recommended minimum roof pitch of 10/12 for the main roof, and 5/12 for secondary roofs, pediments, and dormers. Roof gables should be parallel to the street at the front of the building. If dormers are included they should be used for actual dwelling unit windows at the fifth and/or fourth floors. If flat roofs are used, the building should have a detailed decorative cornice.

Roof embellishments such as towers, cupolas, and chimneys are encouraged. Chimneys should be made of brick and should be used for actual fireplaces or for building mechanical ventilation.

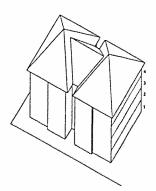


Figure 29: Potential Massing Diagram

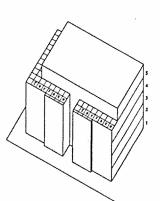


Figure 30: Potential Massing Diagram

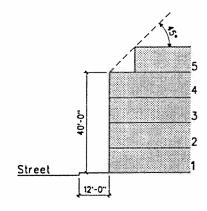


Figure 27: Height and Setback



Figure 28: Massing and **Embellishments Example**

STREET WALL DEVELOPMENT GUIDELINES



Figure 31: Mixed-Use/ Storefront Example



Figure 32: Architectural Detailing Example

Storefronts

Where the first story of the building is to include retail, the storefronts should be framed by vertical structural piers and a horizontal supporting beam. The storefront area should be made up of an entrance (usually recessed), display window, a paneled bulkhead under the display windows, a transom area over the storefront, and a cornice, which covers the horizontal beam. The framing should be constructed of wood or metal and the bulkhead may be wood, tile, Carrara glass or brick.*

At the ground floor level, features such as steps, awnings, etc., that project beyond the storefront should be contained within the property boundaries and not intrude into the public right-of-way. Window boxes and awnings may project into the public right-of-way if at an appropriate height above the ground floor.

Signage

Signage may be located within the transom, on the first two feet of wall above the transom, or on projecting signs and awnings. Signage should be similar to signs permitted in Herndon's downtown core. Similar attributes should include massing, size, material and illumination.

Proportion, Rhythm and Materials

When the first floor is to be used for residential units, the use of belt courses made of brick, cast stone, or stone are encouraged. Building entries may be ornamented with stoops, pediments, columns, etc.. Architectural features that project beyond the front of the building face should be contained within the property boundaries.

Exterior openings at the second and third levels of the building should have a vertical proportion of one horizontal to two vertical (1:2). When used, projecting balconies should be located to the rear of the building and should not be visible from the street.

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^{*}Storefront framing based on Herndon Heritage Preservation Handbook, page.80.

The fifth level of the building, as mentioned previously, should step back from the facade of the building. Terraces and larger glass openings on this level are encouraged. Projecting terraces or balconies are not permitted.

The building should be entirely clad in brick. The use of belt courses, water tables, and ornamental brick is encouraged. Masonry trim and accent materials may be cast stone.

Windows should be constructed of wood, and may be vinyl or aluminum clad. Facades should be composed primarily of double-hung windows with muntins. Casement windows may be used in bays or other similar architectural feature. The use of sliding and awning windows is prohibited.

Exterior doors should be french or single wood glazed and may be vinyl or aluminum clad. The use of sliding glass doors is prohibited.

Exterior windows and doors should consist of high quality pre-manufactured units subject to review and approval by the Town of Herndon. The exterior window and door manufacturer shall be a current member (in good standing) of the National Wood Window and Door Association (NWWDA) and products to be used shall be tested by the National Fenestration Council (NFC).

Parking

Subject to review and approval by the Town of Herndon, minimum parking spaces per unit must be provided. It is encouraged that some parking be partially enclosed at the rear of the first level of the building, with the remainder provided in surface parking lots adjacent and to the rear of the building. Enclosed parking should be open at the rear only, to prevent direct views from the public right-of-way. Walls should fully enclose the sides of the parking area.



Figure 33: Façade Variation Example

STREET WALL DEVELOPMENT GUIDELINES



Figure 34: Street Wall Example

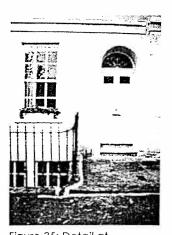


Figure 35: Detail at Entry Example



Figure 36: End Unit of Townhouse Row Detail

Townhouses and Urban Townhouses

There are two basic townhouse types proposed in this plan. The first is the traditional multistory single dwelling unit townhouse. Subject to the review and approval by the Town of Herndon, the anticipated range for the townhouse unit type is 1,650 sf - 2.500 sf.

The second is the "urban" townhouse, which is comprised of two two-story dwelling units, one on top of the other, in a condominium configuration. Subject to the review and approval by the Town of Herndon, the anticipated range for the urban townhouse unit type is 1,200 sf - 2,100 sf.

The following points are applicable to both of these unit types:

Frontage and Orientation

In order to create a coherent and consistent street wall, buildings along Fortnightly Boulevard, Branch Drive and the W&OD Regional Trail should be oriented with the primary facade (front) parallel to the street (a corner lot will be considered to have two fronts). Where townhouses and urban townhouses abut multifamily apartment or condominium buildings, a minimum side yard of approximately twenty-five feet should be provided to allow for light and air to the building, and to adjacent buildings.

Materials, Proportion and Rhythm

All units at the end of townhouse rows must be entirely clad in brick. Remaining units must also be clad in brick, with the exception that architectural components of the facades of those units, such as bay windows, cupolas, porches, etc., may be wood to help achieve richness in variety. Dormers may be clad in wood siding. However, each individual unit must maintain a consistency in material on all exposed sides. The use of belt courses, water tables, and ornamental brick is encouraged.

Townhouses and urban townhouses should have pitched roofs with a recommended minimum slope of 10/12 for the main roof, and 5/12 for secondary roofs, pediments, and dormers. Roof gables should be parallel to street and should be made of (simulated) slate, standing metal seam, or premium grade "dimensional" fiberglass shingles. There are to be no skylights on the front portions of the roof.

Terraces or balconies may only be located at the rear of the townhouses, and HVAC units may not be visible from the street. Chimneys must be clad in brick and be used only for actual fireplaces or for building mechanical ventilation.

Variety in the architectural treatment of the facades of townhouses and urban townhouses is encouraged. To achieve this, facade setbacks of six to twelve inches between adjacent units is recommended. In addition, the building entries should include special details such as pediments, decorative brick patterns or shapes, etc., to enhance the distinction of units. Any exterior stairways should be made of brick with iron railings.

Subject to review and approval by the Town of Herndon, garden walls at the end of row units shall be provided. These walls should be brick and should extend from the side wall of the unit. This wall should be at least as high as the terrace with a wooden lattice screen wall above. Six-foot high alternating board fences with lattice tops are to be used as separations between the back yards of units. The fence should be constructed of rot resistant wood. This same type of fence, placed between brick piers, should be provided across the rear of the lots along the alley. Gates should be provided to allow car access to rear garages.

Windows should be constructed of wood, and may be vinyl or aluminum clad. Facades should be composed primarily of double-hung windows with muntins. Casement windows may be used in bays or other similar architectural features. The use of sliding and awning windows is prohibited. The side walls of end of row units should have windows. Windows shall meet the quality standards established in this document for multifamily apartment and condominiums builidngs.

Parking

Parking is to be provided in private garages at the rear of each townhouse, accessed through the alley. Each unit should have a two-car garage and should provide space for additional parking of two cars in the driveway.

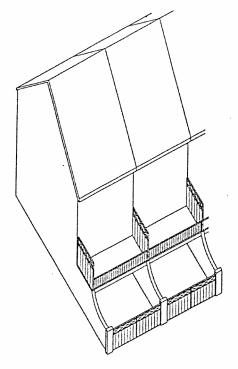


Figure 37: Prototypical Fences & Walls at Alley



Figure 38: Fences & Walls At Alley Example

STREET WALL DEVELOPMENT GUIDELINES

TOWNHOUSES



Figure 39: Townhouse Row Example

📓 Height, Massing and Setback

Townhouses are primarily located along Branch Drive, Park Avenue and the W&OD Regional Trail. Subject to review and approval by the Town of Herndon, the cornice of the building facing the street may not exceed thirty-five feet (three stories). The townhouses should be comprised of three stories, with an optional fourth floor within the roof structure with dormers provided for natural light and ventilation. Architectural embellishments such as towers or cupolas are encouraged (especially at the end units) and may extend above the cornice. Townhouses should be setback from the public right-of-way as shown in the guideline section entitled "Street Design".

Frontage and Orientation

Townhouses should have primary entry fronting on the street. It is recommended that the first floor generally align with the exterior sidewalk

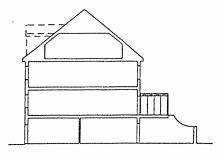


Figure 40: Potential Townhouse Section

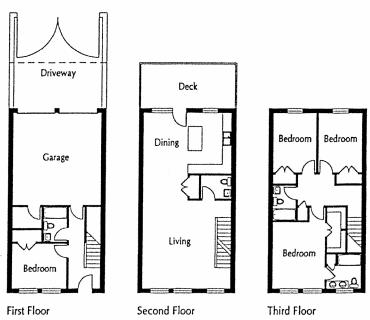


Figure 41: Potential Townhouse Plans

URBAN TOWNHOUSES

Height, Massing and Setback

Urban townhouses are to be located along Fortnightly Boulevard. Subject to review and approval by the Town of Herndon, the cornice of the building facing the street may not exceed forty feet. To allow for four stories it is recommended that the first floor be depressed, and, if included, the fifth floor be incorporated into the roof structure with dormers provided for natural light and ventilation. Architectural embellishments such as towers or cupolas are encouraged (especially at the end units) and may extend above the cornice. Townhouses should be setback from the public right-of-way as shown in the guideline section entitled "Street Design".



Urban townhouses should have primary entry fronting on the street. Entry stairways should fit within the zone described in the guidelines section entitled "Street Design". The building entries should be recessed with a landing that provides access to both units. The spaces between the stairways should be occupied by an areaway to allow light and air to the first floor of the lower unit.



Figure 42: Urban Townhouses Example

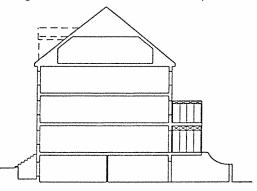
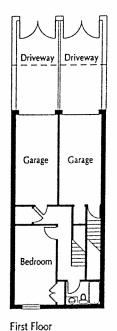
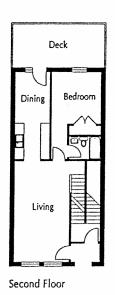
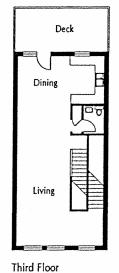
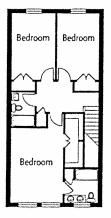


Figure 43: Potential Urban Townhouse Section









Fourth Floor

Figure 44: Potential Urban Townhouse Plans

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STREET WALL DEVELOPMENT GUIDELINES

Hotel or Office Uses

Design Guidelines

Hotel, inn or office uses shall be allowed adjacent to the Herndon Fortnightly Community Library and Spring Branch Park as shown in Figure 15. Where buildings front on Center Street, Branch Drive or Fortnightly Boulevard, the same general guidelines outlined in this document for mixed-use multifamily apartment or condominium buildings apply.

Herndon Senior Center

Frontage and Orientation

In order to terminate the formal axis of Fortnightly Boulevard, the Senior Center shall have its main entrance or equivalently significant architectural feature aligned with the center of Fortnightly Boulevard. The building shall have its main façade fronting on Grace Street with an orientation that addresses the street and is compatible with the surrounding development.

The Senior Center shall incorporate a vehicular drop-off loop at the Grace Street entrance that provides for weather protection for arriving visitors.

Height, Massing and Setback

Height, massing and setback for the Senior Center shall generally conform to the requirements outlined in this document for multifamily apartment or condominium buildings except as noted.

The building shall allow for curved roof forms as long as they are compatible with the surrounding development. Roof pitch and material may vary from recommendations for multifamily buildings provided the quality and character of the environment are not compromised.

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Proportion, Rhythm and Materials

The building should be predominately clad in masonry or other appropriate material compatible with surrounding development. Trim materials may be constructed of wood, cast stone or metal. Architectural features that project beyond the front of the building should be contained within the property boundaries.

Windows and doors may be constructed of wood or metal. If constructed of wood, they shall conform to the quality standards outlined in this document for multifamily buildings. Facades should be composed of windows and doors with configurations and proportions appropriate to the building function and compatible with the surrounding development.

Parking

Subject to review and approval by the Town of Herndon, minimum parking shall be provided in accordance with the Zoning Ordinance of the Town of Herndon. Surface parking lots shall be accessed from Grace Street and are not required to be fully screened by buildings. Lots shall, however, be adequately screened from the public right-of-way with walls and/or plantings to comply with the intent of these guidelines.

STREET DESIGN

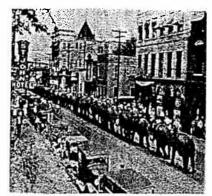


Figure 45: Main Street USA

The Fortnightly Neighborhood development plan proposes two new streets that serve primary vehicular and pedestrian circulation purposes, and also contribute towards shaping character of place. The focal point or "main" street of the development plan will be Fortnightly Boulevard. Branch Drive will be extended to intersect with Fortnightly Boulevard near Spring Branch Park. Street design emphasis aims at creating an active, pedestrian friendly environment. Alleyways shall be incorporated to offer back lot access and service. Within the public right-of-way, all streets, alleys, sidewalks, curb cuts, handicap ramps, and other improvements shall be constructed in accordance with the governing regulatory agencies and as specified in this document.

Both Fortnightly Boulevard and Branch Drive shall have on-street parking except at street intersections where sidewalks are widened to the edge of drive aisles for easy pedestrian street crossing. Private parking lots are restricted to areas located behind buildings hidden from street view. If parking lots must front onto streets, a wall shall be constructed to screen street views. Such walls shall be constructed of masonry using materials that match adjacent buildings. Walls are to be designed as part of the building composition.



Figure 46: Streetscape Example

Fortnightly Boulevard is the primary street of the development, connecting the proposed Herndon Senior Center with Spring Branch Park and Herndon Fortnightly Community Library. A formal axis is created between the senior center and the park's central feature. The public right-of-way section shall be 66' in width including two 12' lanes of opposing traffic, on-street parking at 9' each side, concrete curb and gutter, and 12' of streetscape. Street pavement shall be asphalt designed to accommodate fire truck traffic loads.

FORTNIGHTLY BOULEVARD

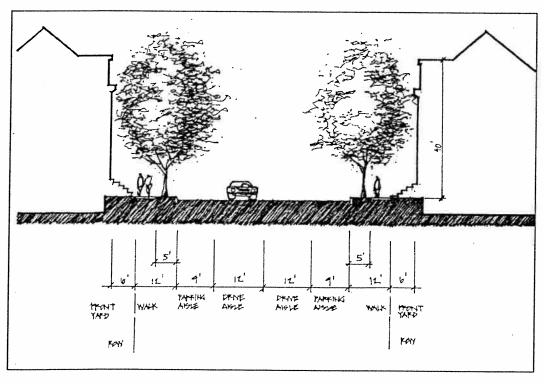


Figure 47: Section - Fortnightly Boulevard

STREET DESIGN

BRANCH DRIVE

Branch Drive is envisioned as similar to Fortnightly Boulevard in character, but less monumental in scale. The street centerline connects with existing Branch Drive and aligns with the Library's central dome. The public right-of-way section shall be 58' in width including two 12' lanes of opposing traffic, on-street parking at 9' each side, concrete curb and gutter, and 12' of streetscape. Street shall pavement be asphalt designed to accommodate fire truck traffic loads. Other collector streets that may be incorporated into the final design shall be developed in accordance with the street section outlined for Branch Drive.

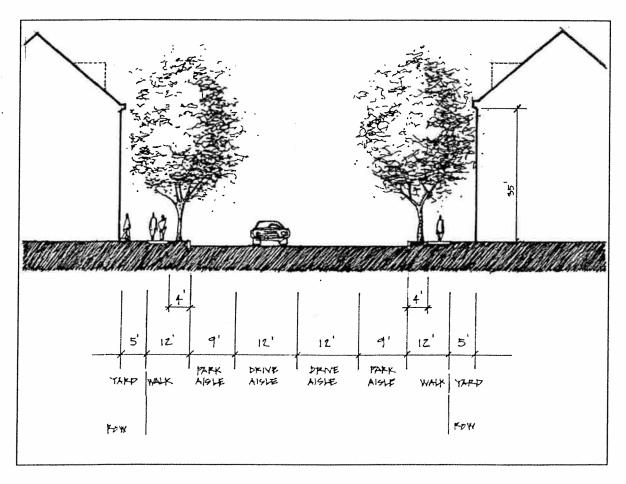


Figure 48: Section - Branch Drive

ALLEYWAYS

Commonly overlooked as a design component that helps create a sense of place, alleyways are oftentimes the hub of neighbor social interaction, daily access, and of course, service. Alley right-ofways shall be 30' wide. A paved drive aisle 20' wide shall be centered within the right-of-way with connecting private drives. Driveways shall be limited in width to allow for a 5' by 4' planting space between driveways.

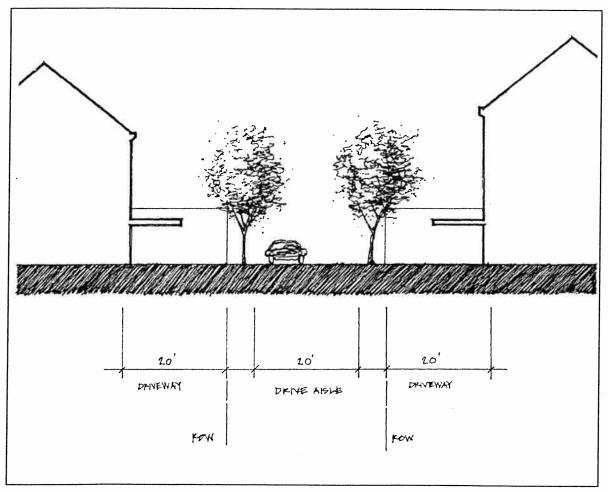


Figure 49: Section - Alley Way

PAVEMENTS

STREET SIDEWALKS RIGHT-OF-WAYS Brick pavers shall be used throughout the Fortnightly District for sidewalks adjacent to streets. Brick pavers shall comply with the 'Town of Herndon Standards'. Pavers shall be laid in a herringbone pattern with brick alignments arranged at a 45-degree angle to streets. Border and tree well edging patterns shall be in accordance with detail drawing shown in Figure 50. Brick pavers shall be laid with hand tight, sand swept joints on setting bed recommended by brick paver manufacturer. Concrete base slab shall be installed under setting bed, designed to support paving system.

All street sidewalks shall be accessible in accordance with the latest Americans with Disabilities Act requirements. Corner conditions shall be developed allowing for ramps at crosswalk locations. Pedestrian walkways that cross streets shall include ramps and paver crosswalks.

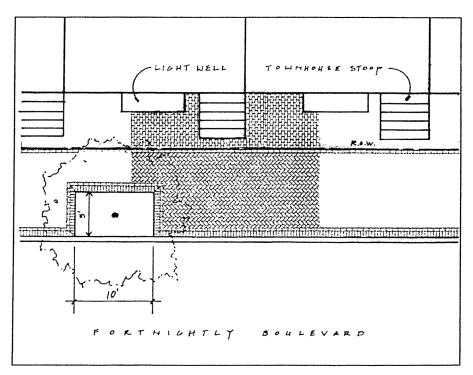


Figure 50: Typical Pedestrian Paving

Paving systems and patterns shall remain consistent within the public right-of-way. Paving located adjacent to public sidewalks on private property may be installed as a continuation of the public sidewalk with the same materials and paving patterns. The developer may change materials and/or paving patterns at the right-of-way line. If so, the developer shall install a border row to edge the herring bone pattern. Any change in materials and/or patterns shall be reviewed and approved by the Town of Herndon.

STREET SIDEWALKS PRIVATE PROPERTY

Brick paving systems specified for street sidewalks shall be used along the edges of Spring Branch Park adjacent to streets. Within the park, alternative paving systems of similar quality may be used if the purpose for change is intended to enrich the park design. Park design including materials must be approved by the Town of Herndon. In addition to street sidewalks located at the edges of the park, it is anticipated that the park will include walks/trails/plazas paved with specialty pavements.

SPRING BRANCH PARK

An asphalt walking path 8' in width shall be provided along Spring Branch from Center Street to Park Avenue within the stream valley. A pedestrian bridge across the stream may be needed (pending final alignment of trail).

SPRING BRANCH STREAMWALK



Figure 51: Example of Stream-Side Trail

STREET TREES AND PLANTINGS

FORTNIGHTLY BOULEVARD

Street trees along Fortnightly Boulevard shall be placed approximately 30' on center along both edges of the boulevard. Trees such as Quercus Phellos - Willow Oak shall be installed at a minimum size of 4 ½" caliper in order to achieve an immediate effect. Trees shall be planted in tree wells with appropriate drainage that are 5' wide by 10' in length located at the back of curb. Plant all street trees in accordance with local regulatory agency requirements. Tree wells shall be planted full with plant material such as Liriope muscari 'Monroe White' - Lilyturf, 1 quart containers, spaced at 10" on center.

BRANCH DRIVE

Street Trees along Branch Drive shall be placed approximately 35' on center along both edges of the street. Trees such as Quercus Palustris - Pin Oak shall be installed at a minimum size of 4 ½" caliper in order to achieve an immediate effect. Trees shall be planted in tree wells with appropriate drainage that are 4' wide by 12' in length located at the back of curb. Street trees shall be planted in accordance with local regulatory agency requirements. Surface area of each tree well shall be planted full with plant material such as Liriope muscari 'Monroe White' - Lilyturf, 1 quart containers, spaced at 10" on center.

SPRING BRANCH PARK

Spring Branch Park is envisioned as a passive, informal park with a variety of native tree species. Park shall exclude active recreation facilities like basketball and tennis courts. Trees should comprise of mostly large shade trees with a few ornamental trees for seasonal interest, and evergreen trees located towards the northeast border for screening. Final park design must be reviewed and approved by the Town of Herndon.

W&OD REGIONAL TRAIL

One single row of trees of the same species such as Acer Rubrum 'October Glory' at a minimum size of 31/2" caliper shall be planted along the southwest property line parallel to the W&OD Regional Trail. Installation shall be coordinated with site lighting specified.

LIGHTING

Street lights shall be used along both sides of Fortnightly Boulevard, Branch Drive, and Grace Street. Street lights shall be installed with adequate foundations that are completely hidden from view. Spacing of street lights shall be such that light levels of all public streets and walkways comply with local, state, and national codes. Site lights shall be set back from the curb by a distance of two feet measured from the back edge of curb to the front edge of light pole base. Street light fixtures shall match standards used at the Town of Herndon Municipal Center.

STREET LIGHTS

Lighting of Spring Branch Park will include the specified street lights along the Fortnightly Boulevard and Branch Drive edges. Internal park walkways, trails, and plaza areas will also be lighted with the Street Light standard unless the park design needs to use other lighting standards in order to accomplish specific effects. Other specialty lighting within the park will be used to achieve visual interest and highlight special features.

SPRING BRANCH PARK SITE LIGHTING

Eighting shall be provided along the southwest boundary of the project paralleling the W&OD Regional Trail. Site lights shall be the same as the Street Lights except the height shall be limited to 12 feet. Site lights shall be organized in a straight line parallel to the trail.

W&OD REGIONAL TRAIL SITE LIGHTING

Site lights located internal to the street building wall on privately owned land shall not exceed 25' in height and shall utilize metal-halide or other white light sources. Both street lights and private lighting systems shall include cut-off luminaries or other measures to ensure controlled lighting.

PRIVATE SECTOR
SITE LIGHTS

STREET FURNISHING

SEATING AND BENCHES

Benches shall be used throughout the Fortnightly Neighborhood. Benches shall be located within public right-of-ways offering places for rest and social interaction. Benches shall be included as part of the streetscape design and incorporated into the Spring Branch Park design. Benches shall match standards used at the Town of Herndon Municipal Center.

WASTE RECEPTACLES

Waste receptacles shall be used throughout the Fortnightly Neighborhood. Proposed locations shall relate to street benches as a composition with other furnishinas, street trees, and street lights. Consideration shall also be given to trash collection/ recycling programs and maintenance. Waste receptacles shall be included as part of the streetscape design and shall also be incorporated into the Spring Branch Park design. In addition, consideration shall be given to providing recycling containers at a central location in the park. Waste receptacles shall match standards used at the Town of Herndon Municipal Center.

PUBLIC ART

There shall be at least one major public art piece incorporated into the Spring Branch Park design. The exact location, unless otherwise determined by the Town of Herndon, shall be located within Spring Branch Park on axis with the centerline of Fortnightly Boulevard. The piece shall be of high quality and of a size which can easily be viewed along the entire length of Fortnightly Boulevard. The design will be subject to review and approval by the Town of Herndon.